

TRANSFER
TAX
PAID

WARRANTY DEED
CORPORATION

52-389

THAT, **Servicenter, Inc.** a corporation organized and existing under the laws of The State of Maine and located at Freeport, in the County of Cumberland, State of Maine,

(v) for consideration paid grants to **Caprilite LLC**, a Maine Limited Liability Company with a mailing address of 21 Gurnet Road, Brunswick, Maine 04011

WITH WARRANTY COVENANTS,

A certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

IN WITNESS WHEREOF, the said, **Servicenter, Inc.** has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Stephen J. Schwartz, its Liquidating Receiver, thereunto duly authorized, this 11th day of March, 2005.

Signed, Sealed and Delivered
In presence of

Risa A. Forness

Servicenter, Inc.

By: [Signature]
Print Name: Stephen J. Schwartz
Its: Liquidating Receiver

STATE OF MAINE
Kennebec, ss.
Cumberland

March 10, 2005



Then personally appeared the above-named Stephen J. Schwartz and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of said corporation.

Before me, Judith A. Krueger
Notary Public

Print name: Judith A. Krueger

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JUDITH A. KRUEGER
Notary Public, Maine
My Commission Expires January 19, 2010

Caprilite
21 Gurnet Rd.
Brunswick Me 04011

Y-17324

52-389

EXHIBIT A

A certain lot or parcel of land, with buildings thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a stone bound in the northeasterly corner of land of C. A. Lewis on the westerly side of College Avenue, said point being further described as being approximately seventy (70) feet northerly along the westerly line of College Avenue from the intersection of the westerly line of College Avenue and the northerly line of Getchell Street; thence northerly along the westerly line of College Avenue one hundred (100) feet to an iron pin in the southeasterly corner of property to be conveyed under date of August 1, 1952, to the Roman Catholic Bishop of Portland; thence westerly in the southerly line of the property to be conveyed to the said Roman Catholic Bishop of Portland, approximately two hundred twenty-three and five tenths (223.5) feet to an iron pin; thence south thirty-one degrees thirty minutes ($31^{\circ} 30'$) west approximately one hundred three and six tenths (103.6) feet to the northerly line of property of the Getchell Street Baptist Church; thence easterly in the northerly line of said Getchell Street Baptist Church and C. A. Lewis approximately two hundred seven and five tenths (207.5) feet to the point of beginning.

Together with a right of way in common with others, as now travelled, twenty (20) feet in width from the northwesterly corner of property being conveyed under date of August 1, 1952, by the President and Trustees of Colby College to the Roman Catholic Bishop of Portland to Main Street, bounded and described as follows, to wit:

Beginning at the northwest corner of said property being conveyed to the Roman Catholic Bishop of Portland; thence north sixty degrees (60°) west one hundred forty-three and five tenths (143.5) feet along the southerly line of Alumnae Building lot, so called, now owned by the Waterville Boys' Club, to an iron pin; thence north eighty degrees (80°) west one hundred sixty-six and five tenths (166.5) feet along the southerly line of the Mower-Dunton lot, so-called, to Main Street. The south boundary of said right of way is twenty (20) feet southerly of the above described line.

Also a right of way twelve (12) feet in width across the westerly boundary of the said property to be conveyed to the Roman Catholic Bishop of Portland extending from the northerly line of the property herein conveyed to the northerly line of said property to be conveyed to the Roman Catholic Bishop of Portland; the westerly line of said right of way to be co-terminus with the westerly line of the property to be conveyed to the Roman Catholic Bishop of Portland and the easterly line of said right of way to be twelve (12) feet easterly thereof.

For Grantor's source of title reference is made to a Deed from Foresite, Inc. f/k/a Rosenthal Investments, Inc. dated May 15, 1989 and recorded at the Kennebec County Registry of Deeds in Book 3573, Page 83.

H:\Legal\Real Estate\CLIENTS\Y-17324 Caprilite LLC Exhibit A.doc

Received Kennebec SS.
03/14/2005 1:58PM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS